

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6 Apaloosa Court, Belmont VIC 3216

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$630,000

&

\$670,000

### Median sale price

Median price

\$700,000

Property Type

House

Suburb

Belmont

Period - From

25/08/2024

to

24/02/2025

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

- A\*** These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
26 Burdoo Drive Grovedale VIC	\$635,000	25/11/2024
2 Elinbank Drive Grovedale VIC	\$640,000	19/10/2024
57 Reserve Road Grovedale VIC	\$639,000	25/11/2024

This Statement of Information was prepared on:

25/02/2025